

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
MEETING HELD ON SEPTEMBER 11, 2006
(Approved October 2, 2006)

The Board of Supervisors held their regular monthly meeting on Monday, September 11, 2006. Present for the meeting were supervisors Robert Preston W. Atlee Rinehart, John Doering, Jr. Timothy Roland, and Rosemarie C. Miller. Also, in attendance were Casey LaLonde, Township Manager, John A. Koury, Jr., Township Solicitor, and Brady Flaharty of ARRO Consulting, Inc. Mr. Preston called the meeting to order at 7:00 p.m., the pledge was recited and a moment of silence was held recognizing September 11, 2001.

A public hearing was held the regarding rezoning of the Strutynski development on Saylor's Mill Road. Items brought into record were the proof of publications, the affidavit of posting of public notice at the site, the rezoning petition was read by the Township Solicitor. The Chester County Planning review and the East Coventry Township's Planning Commission recommendation are to be attached to the minutes.

Mr. Paul Bauer, legal counsel for Greenbriar Financial and Mr. Gary Black of Greenbriar Financial were present. Mr. Bauer provided an overview of the Strutynski development project. It was noted that the 55+ community will be enforced by title restrictions. A homeowner's association will be established. The site of the proposed project contains both the R-2 and R-3 zoning districts. The applicant is requesting to make the complete parcel R-3 zoning.

Ms. Gavin of 1112 Kulp Road inquired about the zoning requirements for the R-3 zoning district. It was noted the 25-acre requirement would have to be addressed by the Zoning Hearing Board.

Mr. Dennis White of 59 Meadow Lane noted privacy concerns the proposed development would create. Mr. White noted the plan does not fit into the surrounding landscapes. Mr. Black stated that heavy plantings are proposed between the properties. Mr. White noted concerns of the inability to plant trees in the floodplain areas.

Mrs. Elaine Preston of 2013 East Cedarville Road inquired about the maintenance of the sewer system. Mr. Black stated the sewer system would be maintained to the satisfaction of the township. Mr. Preston suggested the sewer system be designed per township specifications.

Mr. White inquired if boats and campers will be allowed in the development. Mr. Black stated that boats and campers would be prohibited and enforced by the homeowners association.

Ms. Missy King of 10 Eleanor Drive asked if all residents of the development will have to be 55+ years old and the applicant noted that was correct.

Two options were discussed for the placement of the zoning district line. One option to move the zoning line along the property and leave all else the same or the other option to move the line as the Planning Commission recommended moving the line down to East Cedarville Road and

down to Sanatoga Road. Zoning map alternatives for both examples are to be presented.

Discussions were complete and a motion was made. Mr. Doering moved to take all information received this evening under advisement and investigate the two alignment options and schedule a subsequent hearing at the appropriate time. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

1. MINUTES

Minutes of August 21, 2006

Mr. Doering moved to approve the August 21, 2006 workshop meeting minutes as amended. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote. Amendments being under subheading, Minutes of the August 7, 2006 Monthly Meeting, make typographic corrections as requested, under subheading, PA Clean Ways, delete the sentence noting the Township Solicitor will investigate the liabilities and replace it with "The Township Manager will contact the insurance carrier regarding liabilities", under subheading, Township Woods, note that the project is for cleaning the township woods not thinning.

Mr. Rinehart moved to authorize the re-bidding for the woods cleaning and removal of damaged trees. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

2. PUBLIC COMMENTS

Mr. Lance Parson of 79 Brownstone Drive noted his property abuts Orchard Ridge and a natural waterway. Mr. Parson is concerned because PECO cut down the hedgerow therefore proposing the risk of flooding on Mr. Parson's property. The Township Manager is to contact Mr. Greg Carey and PECO and refer Mr. Carey to Mr. Parson for resolution.

Mr. David Heim 230 Halteman Road noted weed complaints at the Blossom Meadows development site.

Mr. Michael Coine 1134 Schoolhouse Road asked if the weeds could be cut at the Pizza World site for parking for the event to take place at Towpath Park on Saturday. It was noted that the township could not enter private property and perform maintenance.

There are concerns of weeds on Route 724. Mr. Ray Kolb, Public Works Supervisor, noted he has spoken to PennDot several times regarding such weeds. It was suggested violation notices be sent.

Ms. Gail Brown of 500 Sanatoga Road noted some possible resignations of Historical Commission members. Mr. Preston noted that Denise Bowie has resigned from the Historical Commission and Scott Bowie's status is unknown. It was requested that Mrs. Bowie be acknowledged for her service to the Historical Commission and Mr. Bowie's status be investigated.

Mrs. Sharon Cassaboon of 1598 Old Schuylkill Road noted concerns of the handling of her e-mails she had sent regarding resignations of Historical Commission members.

Ms. Brown presented the composite work for the base map for adoption.

Ms. Brown gave a brief overview of Article 12 and noted the Historical Commission will be prioritizing the 1700's and 1800's homes.

Mrs. Preston of 2013 East Cedarville Road noted concerns of speeding motorcycles and stolen trash cans.

Ms. Ruiz-Brown inquired about the status of the PA Clean Ways issue. The Township Manager noted that a response has not been received from the township insurance carrier.

3. REPORTS

Reports from Various Departments and Committees

There was a review of the reports from various departments and committees.

Mr. Doering moved to approve the reports from various departments and committees. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Rinehart moved to authorize the Township Engineer to recalculate the financial security for Woodcrest Estates. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

The suggestion by the Zoning Officer for the owner of the kennel at 783 Bethel Church Road, obtain a special exception was discussed and the Township Solicitor is to review correspondence before distribution.

Mr. Roland moved to approve the Code Inspection, Inc. report. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Rinehart moved to approve the fund balances report, budget summary report \$1M loan report as presented less items pertaining to the capital reserve fund. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

The capital reserve fund issues were discussed. It was recommended the definition of the capital reserve fund be identified. The Township Solicitor suggested general accounting principles be investigated. Mr. Doering and the Township Manager are to meet to discuss definitions of the capital reserve fund.

Fund Balances Report

Fund	Checking	Money Market	CDs	Total
General	\$45,797.47	\$312,128.80		\$357,926.27
Capital Reserve		\$16,385.14		\$16,385.14
Highway Aid	\$2,604.44	\$69,120.90		\$71,725.34
Sewer Fund	\$36,463.78	\$45,524.34		\$81,988.12
Traffic Impact				

Fee Fund	\$1,127.06	\$367,223.35		\$368,350.41
Police Safety	\$2,933.01		\$2,500.93	\$5,433.94
Water Users	\$554.68			\$554.68
TOTAL				\$902,363.90

4. SUBDIVISION AND LAND DEVELOPMENTS

Project: Shantz Subdivision

Applicant: Anna Shantz

Mr. Rinehart moved to approve Resolution No. 2006-28 granting sketch plan approval for the Shantz Subdivision. Mrs. Miller seconded the motion. The motion carried with a 5-0-0 vote.

Project: Blossom Meadows II

Applicant: All County Partnership

Mr. Rinehart moved to approve Escrow Release No. 9 for Blossom Meadows II for the amount of \$171,083.47. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

Project: Coventry Glen

Applicant: Heritage Building Group

Mr. Rinehart moved to approve Escrow Release No. 15 for the amount of \$131,791.72 for Coventry Glen. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Rinehart moved to approve Escrow Release No. 16 for the amount of \$110,211.00 for Coventry Glen. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

Project: Coventry Self Storage

Applicant: Roland Elliott

Mr. Doering moved to approve Escrow Release No. 4 for the amount of \$17,457.07 for Coventry Self Storage. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Project: Heather Glen

Applicant: Heritage Building Group

Mr. Rinehart moved to approve Escrow Release No. 8 for the amount of \$16,877.68 for Heather Glen. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

Project: Creekview

Applicant: Heritage Building Group

Mr. Doering moved to approve Escrow Release No. 12 for the amount of \$17,737.87 for Creekview. Mr. Roland seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Doering moved to approve assuming operational responsibility of PS-4 in accordance with Township Engineer letter dated August 22, 2006. Mrs. Miller seconded the motion. The motion carried with a 5-0-0 vote.

Project: Walnut Springs Farms

Applicant: Telvil Corporation

Mr. Doering moved to approve Escrow Release No. 3 for the amount of \$38,755.01 for Walnut Springs Farm. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Rinehart moved to approve Escrow Release No. 4 for the amount of \$122, 879.92 for Walnut Springs Farm. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Project: Woodcrest Estates Applicant: The Nolen Group

Mr. Rinehart moved to approve assuming operational responsibility of PS-2 in accordance with Township Engineer letter dated August 17, 2006. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

At the request of the Township Solicitor, the Board of Supervisors recessed into executive session at 9:25 p.m. to discuss litigation. The monthly meeting reconvened at 10:00 p.m.

5. OTHER BUSINESS

6. DISCUSSION ITEMS

PA Clean Ways

As earlier noted, a response has not been received by the insurance carrier to date. The item is to be placed on the September 18, 2006 workshop meeting.

7. ADDITIONAL ITEMS BROUGHT TO THE BOARD

There was a brief discussion regarding the request to have the seasonal laborer remain on a part-time basis and the request for a pick-up truck for the Public Works Department was discussed. Mr. Preston suggested the items be table until the capital reserve fund issues are addressed. The Board requested the Public Works Supervisor provide written justification for the seasonal laborer's extended employment and the purchase of a pick-up truck.

Mr. Preston moved to sign the Penn Vest documents and forward to bond counsel for review before forwarding to PennVest. Mr. Doering seconded the motion. The motion carried with a 5-0-0 vote.

Mr. Rinehart noted concerns of brush blocking signs.

8. ADJOURNMENT

Mr. Doering moved to adjourn the monthly meeting at 10:30 p.m. Mr. Rinehart seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Rosemarie C. Miller
Township Secretary